

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chairman Littman at 7:30 p.m. on September 23, 2003, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Dennis A. Kramer
Lawrence Littman
Robert Schultz
Walter Storrs
Thomas Strat
Mark J. Vleck
David T. Waller
Wayne Wright

Absent:

Gary Chamberlain

Also Present:

Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Doug Smith, Real Estate & Development Director
Amalfi Parker, Student Representative
Kathy Czarnecki, Recording Secretary

Resolution # PC-2003-09-019

Moved by: Schultz

Seconded by: Wright

RESOLVED, That Mr. Chamberlain be excused from attendance at this meeting.

Yes: All present (8)

No: None

Absent: Chamberlain

MOTION CARRIED

2. MINUTES

Mr. Storrs requested that the September 9, 2003 minutes reflect the following change.

Under the *Good of the Order* on page 10, 6th paragraph, revise to read: "Mr. Storrs indicated it was very important that Troy respond to public hearing notices received from surrounding communities."

Resolution # PC-2003-09-020

Moved by: Storrs
Seconded by: Wright

RESOLVED, To approve the September 9, 2003 Regular Meeting minutes as corrected.

Yes: All present (8)
No: None
Absent: Chamberlain

MOTION CARRIED**3. PUBLIC COMMENTS**

There was no one present who wished to speak.

4. DISCUSSION OF MAPLE ROAD CORRIDOR BUS TOUR

Mr. Miller gave a brief review on the Maple Road corridor bus tour conducted this evening. He indicated that he and Doug Smith, Real Estate and Development Director, have been given direction by City Management to outline how City Management might address the Maple Road corridor study. Mr. Miller reported that Gayla Houser and Sam Segesta, representatives from the Chamber of Commerce who participated in the Maple Road corridor bus tour, have offered their assistance in developing a Maple Road corridor study. He suggested that the Commission's studies on the M-1 zoning district and indoor commercial recreation uses could possibly fall within the Maple Road corridor study.

Chairman Littman thanked all those involved in making the arrangements for the bus tour this evening.

Doug Smith gave a brief synopsis of the bus tour. He outlined three properties that were identified as redevelopment projects six years ago: Troy Hilton (demolition and redevelopment); Ford-New Holland Tractor Facility (demolition and redevelopment in progress); and Stanley Door Building (demolition and redevelopment in progress). Mr. Smith encouraged the Commission to create a vision of the Maple Road corridor and to articulate that vision. He advised the City to be aggressive in using its tools, from plant rehabilitation to investment in infrastructure, as the location is a premier industrial/office corridor with a lot of opportunity for redevelopment.

Chairman Littman opened the floor to comments from the Commissioners. It was the consensus of the Commission that the Maple Road corridor bus tour was a

successful, enlightening and eye-opening venture and that a comprehensive study of the corridor is essential.

(Chairman Littman requested reports from the following bodies.)

BOARD OF ZONING APPEALS REPORT

Mr. Kramer reported on the September 17, 2003 BZA meeting.

Variance Request for Spa Encroachment

The BZA granted a variance to the homeowner who was requesting an 8" variance for a spa. Mr. Kramer said the item brought attention to the fact there is no specific designation in the Zoning Ordinance for the word "spa" and consideration should be given to its inclusion in the Zoning Ordinance.

Amateur Radio Antenna Height

Mr. Kramer indicated the BZA meeting minutes reflect well the discussion on this item and further summarizes various comments from the BZA members. Mr. Kramer reported there is some confusion whether BZA hearings are required for requests to construct amateur radio antennas.

Mr. Miller confirmed that he and Mr. Stimac, Building and Zoning Director, have discussed this matter. He indicated it is a procedural error as written in the Zoning Ordinance and assured the Commission that the matter would be resolved administratively.

PLANNING AND DEVELOPMENT REPORT

Mr. Miller reported on the following items.

Evanswood Parc Final Plat Council action item – October 6, 2003

River Bend Final Plan Council action item – October 6, 2003

Goodman Property B-2 Rezoning Request (west of Livernois, south of Long Lake); request previously denied because an environmental impact statement was not provided

NBS Office Development Parking Variance Request (Bellingham)

Automation Alley Parking Variance Request; October 27, 2003 City Council action item

Civic Center Michelle Hodges, Executive Director of Troy Chamber of Commerce, offered to give a presentation on the Civic Center project to all Boards and Commission; it was the consensus of the Commission to accept Ms. Hodges' offer. Mr. Miller will notify the Chamber.

Saleen Assembly Facility The property owner has agreed to make sidewalk and landscaping improvements on site.

ZOTA 199
Site Plan Approval October 27, 2003 City Council (Public Hearing)

ZOTA 182
R-1T Single Family Residential October 27, 2003 City Council (Public Hearing)

ZOTA 180
Amateur Radio Antenna Height November 24, 2003 City Council (Public Hearing)

ZOTA 198
Parking Requirements November 24, 2003 City Council (Public Hearing)

Wyngate Subdivision Proposed Pulte residential subdivision development will be before the Commission at the October 14, 2003 Regular Meeting. This item will be reviewed at the October 7, 2003 Special/Study Meeting.

Ms. Lancaster reported on the following court cases.

Freund Site Condominium Oral arguments were heard; a written opinion from the Judge will follow.

Kibby vs City of Troy
(Rochester Commons PUD) Case has been resolved out of court.

DOWNTOWN DEVELOPMENT AUTHORITY REPORT

Mr. Smith reported that vast improvements to the landscaping and irrigation systems along the Big Beaver Road corridor would be seen by next spring.

5. PROPOSED PLANNED UNIT DEVELOPMENT (PUD-3) – Proposed Sterling Corporate Center, North side of Big Beaver, West of I-75, Section 21 – O-S-C

Mr. Savidant presented a summary of the Planning Department report for the proposed Sterling Corporate Center. Mr. Savidant reported the Planning

Consultant, Richard Carlisle, would be present at the October 14, 2003 Regular Meeting to make his presentation. Mr. Savidant stated the Planning Department and Planning Consultant are in agreement that significant progress has been made on the PUD application and it is their recommendation to approve the PUD application.

A brief discussion followed on the recent changes made to the pedestrian improvements and amenities.

The petitioner, Chuck DiMaggio of Burton Katzman, 30100 Telegraph Road, Suite 366, Bingham Farms, was present. Mr. DiMaggio expressed appreciation for the approval recommendation given by both the Planning Department and Planning Consultant. He gave a brief background on the pedestrian improvements and amenities that are proposed to preserve the Big Beaver Road character and provide community activity.

Mr. Miller said that a direction was taken toward a new urban design and look along the Big Beaver Road corridor.

Mr. Strat expressed concern with the development as viewed by vehicular traffic and noted that the petitioner has not given appropriate documentation as to why the parking lot cannot be depressed. Mr. Strat voiced objection to the proposed ring road adjacent to I-75.

Mr. DiMaggio responded that the ring road is a requirement of the Fire Department. With respect to the depression of the parking lot, Mr. DiMaggio said he attempted to address that concern earlier and stated that the suggested depressed parking lot could not be accomplished without installing an elaborate pumping system for storm water.

John Barker of Hobbs & Black, project architect, said documentation with respect to depressing the parking lot would be provided at the October 14, 2003 Public Hearing.

Discussion followed on potential outdoor plaza space for future tenants with respect to whether the space should be defined within the PUD application, the building façade and exterior railing, and the green space calculations if landscaped.

There was discussion on the exterior building material and the pre-cast concrete dissimulated limestone appearance. Mr. Barker clarified the discrepancy in the pre-cast concrete designation within the proposed packet and confirmed the designation would be corrected prior to the Public Hearing. Mr. Barker said the proposed building architecture would be similar to the House of Representatives building in Lansing and the Ford Conference Center building at Greenfield Village.

(Chairman Littman agreed to discuss the following item out of agenda sequence.)

9. SIDEWALK MAP

Mr. Miller reported the City Traffic Engineer, John Abraham, prepared the sidewalk map as a presentation attachment to a report addressed to City Council approximately one month ago.

Mr. Kramer requested that a date, for information purposes, be placed on the sidewalk map. He further questioned why there are sidewalk waivers and if the waivers are permanent or temporary.

Mr. Smith responded there are a wide variety of reasons sidewalk waivers are granted, and noted there is not one systemic reason why a waiver is granted.

Mr. Schultz, former Traffic Committee member, explained that sidewalk waivers are not permanent and waiver requests are routinely (from 12 to 24 months) brought back to the Traffic Committee for consideration and approval.

Mr. Kramer asked what linear footage improvements have been completed within the last 12 to 18 months and if progress has been made on the mile road sidewalk plan.

Mr. Smith responded that there has been quite a bit of headway on the sidewalk plan within the last two years and confirmed relevant information would be provided to the Commission by the end of the calendar year.

Mr. Waller questioned how an ordinance could be waived by a non-state law-created body.

Ms. Lancaster said the Legal Department would research this matter and provide an explanation to the Commission at a future meeting.

Mr. Miller noted that although a sidewalk is required to be shown on the site plan, a sidewalk is not a zoning ordinance requirement because it is a public off-site improvement.

(Chairman Littman requested reports from the following sub-committees.)

SUB-COMMITTEE REPORTS

Special Use

Mr. Miller reported that City Management is now committing resources to the Special Use project. He anticipates that the Planning Department will complete the typing and review of the project in less than one month.

Civic Center Task Force

Mr. Storrs reported that the task force has met three times to date. The committee members viewed an overhead visual of the site that clearly identifies the investment in parking and the division of the property by existing buildings. The sense of the committee members is to have a passive recreational use on the civic center site; i.e., a perimeter hike / bike path similar to Stony Creek Metropolitan Park.

Mr. Storrs said the charge of the task force is to work with what is available on site and to arrive at a prioritized list of potential features on the civic center property, with a notation as to where the features might be placed. Mr. Storrs circulated his prioritized list. One feature suggested by Mr. Storrs is a new library with a shared parking deck with the Community Center.

Mr. Kramer said if he could influence Mr. Storrs' list, the new library would be at the top of the priority list.

A brief discussion followed on other community libraries; i.e., the new Southfield Library.

Gateway / Beautification

Mr. Miller will check with the Parks and Recreation Department on the status of their review of the gateway design concept.

Commercial Indoor Recreation

Mr. Miller suggested that the Commission hold off on the study of commercial indoor recreation uses until completion of the Maple Road corridor study, at which time all industrial uses would be reviewed. Mr. Miller said if the petitioner's request is considered prior to the Maple Road corridor study, the Commission might be in a position to recommend denial. Mr. Miller will discuss this further with the sub-committee.

Mr. Miller will move forward in arranging a meeting with three property owners.

CR-1

Mr. Miller reported that it is necessary for the committee to meet on the revisions to the cluster ordinance.

Tree Preservation / Landscaping / Walls

Mr. Miller will move forward in setting up a meeting with Ron Hynd, Landscape Analyst.

Mr. Waller referenced the memorandum from City Management to the City Council (item G-10) dated September 16, 2003 titled *Update of Planning Commission Proposed Zoning Ordinance Text Amendments (ZOTA's)*. Mr. Waller questioned if the Commission would be made aware of the "minor revisions", as referenced in the

memorandum, on Site Plan Review Standards, R-1T One Family Attached Residential District and Parking Requirements ZOTA's.

Mr. Miller stated that the Planning Commission recommendations on the ZOTA's would accompany City Management's recommendations to the City Council.

6. PLANNING COMMISSION FINAL JURISDICTION APPROVAL

The Commission reviewed the proposed language provided by the Legal Department with respect to an amendment to the City of Troy Code of Ordinances that requires five (5) votes of the full board for site plan review and other matters over which the Planning Commission has final jurisdiction.

It was the consensus of the Commission that the proposed language is appropriate. Ms. Lancaster will come back with the final ordinance language for approval.

7. JOINT MEETING OF PLANNING COMMISSION AND CITY COUNCIL

The Commission finalized the following list of topics to be discussed at a joint meeting with City Council.

Communications and Procedures

- Communication with City Council and City Administration – Ongoing and Regularly Scheduled Meetings.
- Information to Planning Commission (e.g., elevations, drainage, landscaping, grading [existing and proposed]) for review and/or approval – What and When.
- Revamp PUD Procedure.
- Final Site Plan Approval.
- Planning Commission Budget.

Special Projects

- Work Breakdown and Support for Maple Road Study.
- Table of Contents for City Code – Information for Users.
- Review Berm and Wall Requirements.
- Suggested Projects for Next Year.

Resolution # PC-2003-09-021

Moved by: Storrs

Seconded by: Strat

RESOLVED, That City Council entertain a joint meeting with the Planning Commission to discuss "Communications and Procedures" and "Special Projects", and any other relevant items City Council may wish to discuss; and

FURTHER RESOLVED, It is suggested that an individual from neither legislative body act as the meeting facilitator.

Yes: All present (8)

No: None

Absent: Chamberlain

MOTION CARRIED

8. PLANNING PRINCIPLES – Michigan Society of Planning - Adoption

Resolution # PC-2003-09-022

Moved by: Waller

Seconded by: Wright

Whereas, The Michigan Society of Planning (MSP) exists to promote quality community planning through education, information and advocacy, statewide; and

Whereas, The Michigan Society of Planning Board of Directors has endorsed the attached Community Planning Principles; and

Whereas, The Community Planning Principles are intended to be used as a guide to define what constitutes “Quality Community Planning”; and

Whereas, The Planning Commission of the City of Troy, Michigan strives to promote quality community planning.

Now Therefore Be It Resolved, That the Planning Commission of the City of Troy hereby adopts the Michigan Society of Planning Community Planning Principles as prepared by and distributed by the Michigan Society of Planning.

Yes: Kramer, Littman, Schultz, Strat, Vleck, Waller, Wright

No: Storrs

Absent: Chamberlain

MOTION CARRIED

Mr. Storrs said he does not see a need to adopt the principles.

9. SIDEWALK MAP – Refer to page 6.

10. PROPOSED PLANNED UNIT DEVELOPMENT – City of Rochester Hills, Proposed Historic Lorna Stone Village (City File 03-010), Northeast Corner of Adams and South Boulevard, zoned R-4, One Family Residential

Mr. Miller reviewed the City of Rochester Hills application for a PUD development that is being considered by the City of Rochester Hills for PUD eligibility. Mr. Miller noted that the developer is Joe Maniaci and the project designer is Bob Gibbs, world famous new urbanist.

Discussion followed with respect to the development's proposed retail and the development's compatibility with the City of Troy development plans.

Resolution # PC-2003-09-023

Moved by: Kramer

Seconded by: Storrs

RESOLVED, That the City of Rochester Hills Proposed Planned Unit Development, Historic Lorna Stone Village (City File 03-010), located on the northeast corner of Adams and South Boulevard, that conveys both a mixed use and a very high density development does not provide evidence that the resulting development provides a benefit to the public that could not be obtained without the Planned Unit Development, and is therefore not supported by the City of Troy Planning Commission.

Yes: Kramer, Littman, Schultz, Storrs, Strat, Vleck, Wright

No: Waller

Absent: Chamberlain

MOTION CARRIED

Mr. Waller said the proposed development is what somebody else wants to do with the land, and he does not have any problem with that.

Mr. Miller said the Planning Department would forward the resolution to the City Council of Rochester Hills.

11. **PUBLIC COMMENT** – Items on Current Agenda

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Schultz announced that he and Mr. Strat attended the Citizens Planner Program in Pontiac, and noted that the *Legal Foundations for Planning and Zoning* was a very interesting session. Mr. Schultz said he is looking forward to the upcoming sessions.

Mr. Strat said he enjoyed the *Legal Foundations for Planning and Zoning* session also. Mr. Strat shared with the Commission the fact that after site plan approval is received and if there is no shovel in the ground, it is legal to rezone the property and change the ordinance.

Mr. Miller said the City of Troy holds the tradition that once a site plan approval is granted, ordinance amendments do not impact the approved site plan.

Mr. Vleck asked the status of the office building development at Wattles and Dequindre.

Mr. Savidant reported the Planning Department has not received a site plan compliance inspection request on that site, but that a temporary certificate of occupancy has been issued. Mr. Savidant said the concerns on the site have been forwarded to the Building Department.

With reference to the fence at this location, Mr. Kramer reported that Mr. Kwan was present at the Board of Zoning Appeals meeting for which a variance was sought on the fence over the Sunoco pipeline. The BZA determined that approval was not required from the Sunoco company. Mr. Kramer said Mr. Kwan was more than cooperative and offered to put up a continuation of the existing fence in the form of a mason-refaced wall that would be removable between stanchions.

Chairman Littman requested that the Planning Department place the additional parking ordinance amendments on a future Planning Commission agenda.

ADJOURN

The Regular Meeting of the Planning Commission was adjourned at 10:10 p.m.

Respectfully submitted,



Lawrence Littman, Chairman



Kathy L. Czarnecki, Recording Secretary